HASLAMS Sales

Millgate Court

£320,000

Ruscombe Lane, Reading, RG10 9JT



2 2 1 C

A well-presented two-bedroom apartment in a convenient village setting, offered to the market with no onward chain. Situated within a short walk of Twyford village centre, this attractive first-floor apartment forms part of an attractive two-storey development built by the highly regarded Millgate Homes in 2005. Set within well-maintained communal grounds, the property benefits from allocated parking. The apartment has been finished to a high standard, with quality fixtures and fittings throughout. The well-proportioned accommodation comprises a welcoming reception room, which flows seamlessly into a modern fitted kitchen, creating a comfortable and practical living space. There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, complemented by a separate family bathroom. Externally, the development is surrounded by well-tended communal grounds, enhancing the appeal of this well-kept residential setting. Twyford is a highly sought-after village, offering an excellent range of amenities, including independent shops, restaurants, traditional pubs, and Waitrose and Tesco supermarkets. The village also enjoys superb transport connections, with regular rail services to London Paddington via the Elizabeth Line, as well as Reading and Henley-on-Thames. Road links are equally convenient, providing easy access to the surrounding towns and motorway network. An ideal purchase for professional buyers seeking a well-connected village lifestyle, as well as investors looking for an attractive rental opportunity. The property is offered for sale with the added benefit of no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 2 Bedrooms, principle with en suite
- 16' Living room with well-equipped kitchen-breakfast room
- 1st floor position; Well-kept communal areas
- Allocated parking; Walking distance of village amenities
- Double-glazed; Central heating
- Entry phone system; No onward chain








Council tax band C
Council Wokingham

Parking
The apartment has an allocated parking space and there are additional visitor spaces for shared use on a first come first served basis.

Communal Grounds

Additional information - Financial & lease info
Years remaining: 101
Service charge: £1728.76 PA
Ground rent: £200 PA
Ground rent review period: Every 25 years, in line with RPI, next review 2025

Additional information (Part B)
Property construction – Standard form

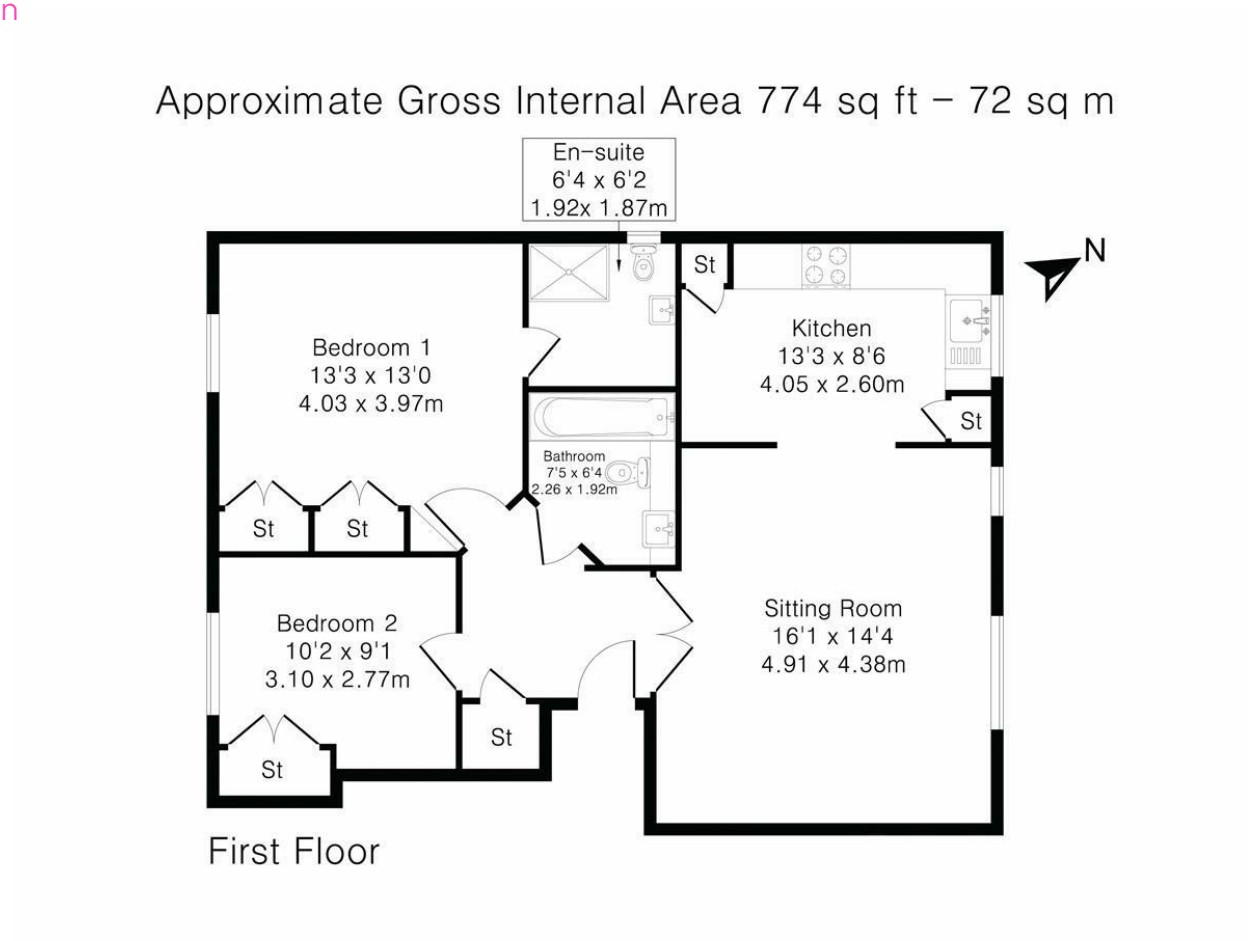
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):
Superfast - Fibre to the cabinet (FTTC)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Additional information (Part C)
The property is located on the first floor and accessed via communal stairs.

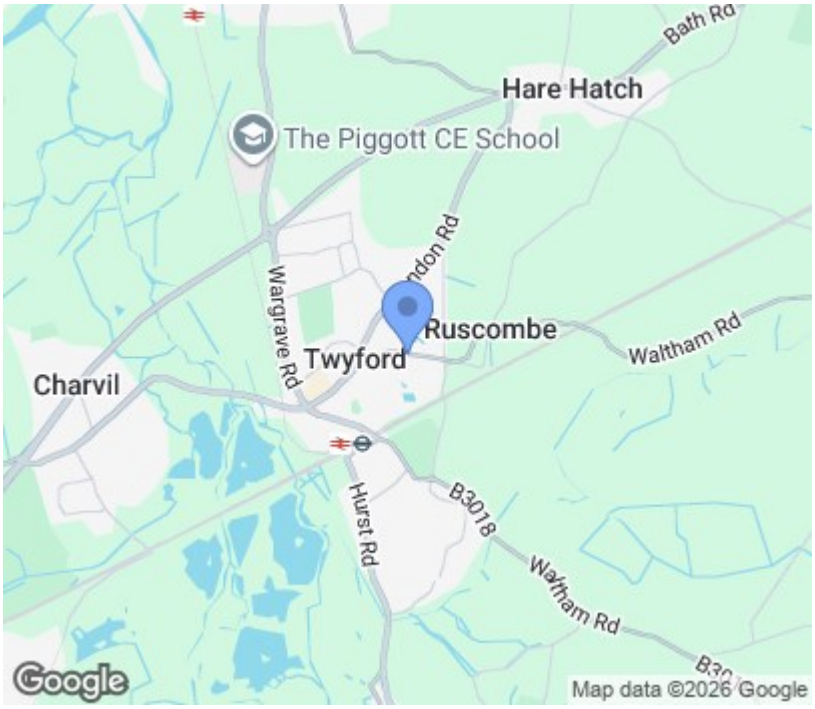
Floorplan



PINK PLAN

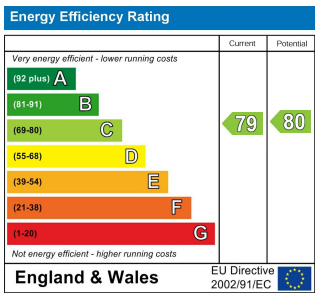
Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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